

Hampton Manor Water Improvement Project

Public Meeting Presentation
by the East Greenbush Town Board

Monday, April 16, 2018

7:00 – 9:00 PM

Genet Elementary School

Characteristics of the Hampton Manor Water District

- Population of district: 2,240
- 650 Customers/Homes
- 92% Residential
- 97% of homes are un-metered
- Flat rate for single family home: \$190/year

Characteristics of the Hampton Manor Water System

- Two groundwater wells
 - Hampton Avenue/Pinehurst Avenue
- Two Storage Tanks
 - Hudson Avenue
- Average Daily Demand: 109,000 GPD
- Peak Daily Demand: 205,000 GPD
- Length of Pipe: 7.7 Miles

Water Quality

- No PFOAs
- EPA sets quality testing standards for drinking water
 - Two Levels
 - Safety- Maximum Contaminant Level (MCLs)
 - None Found
 - Quality – Secondary Maximum Contaminant Level (SMCLs)
 - Fails many tests

Water is safe but has taste, odor and color problems.

Recap

- In 2016, Town commissioned study of water tanks; found that one needed to be replaced, one substantially rehabilitated .
- Held three (3) public meetings, this is the fourth (4th)
 - Discussed two options:
 - Stay on a modernized improved system,
 - OR-
 - Switch to General Water;

Recap (cont.)

- Commissioned Engineering Study of the system. Final Report published on December 1, 2017. Key Findings of the Study:
 - The current system is at the end of its useful life;
 - Connection to General District would alleviate taste, odor and color problems;
- Held meeting on January 16, 2018 to present the results of the Engineering Study.

Decision to Switch

The decision has been made to transition to General Water.

Advantages:

- Lower cost than to rehabilitate system;
- Good quality water;
- Increased property values;
- No need for filters and softeners;
- Less wear and tear on appliances;
- Equity in billing;
- Conservation of Water.

Comparative Costs

| Project Component | Staying on HM System | Change to General Dist. |
|------------------------|----------------------|-------------------------|
| Water Meters | \$500,000 | \$500,000 |
| Line Replacement | \$836,000 | \$836,000 |
| Connection Costs | NA | \$379,000 |
| Tank Rehab/Replacement | \$605,000 | NA |
| Sand Filtration | \$315,000 | NA |
| TOTAL | \$2,256,000 | \$1,715,000 |

Project Funding

| Component | Cost |
|----------------------|--------------------|
| Bonded Amount | \$1,316,000 |
| HM Sewer Fund | \$200,000 |
| DPW Line Replacement | \$220,000 |
| TOTAL | \$1,736,000 |

Annual Costs to Residents-

Current Cost

| | |
|------------------------------------|-------------------------------------|
| Current Hampton Manor Cost | \$190.00/year |
| Current General Dist. Minimum Cost | \$32.00/quarter (up to 10,500 gals) |
| Current General Dist. Overage | \$3.70/1,000 gallons |

Annual Costs to Residents- Projected Cost

| | |
|------------------------------|--|
| Projected Annual Cost | \$412.00/year |
| Est. Minimum Cost | \$40.00/quarter min. (up to 10,500 gals) |
| Est. Overage | \$4.00/1,000 gallons |
| Annual Debt Service on Bond | \$150.00 |
| Ad Valorem | \$102.00 |

Next Steps

- Refine Financial Analysis;
- Water Meter Project
 - Hire Contractor
 - Purchase Meters
 - Schedule Appointments
 - Project timetable: July through October 2018

Next Steps – (Cont.)

- Line Replacement
 - Go out to bid for contractor
 - Identify utility lines, analyze drainage and paving
- Install Pressure Reducing Valves

Questions & Comments

